

**1535 11 Street SW
Calgary, Alberta**

MLS # A2226067



\$389,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,195 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

*** 1535 11th Street SW *** A stylish townhouse in a gated complex in desirable Beltline . The location of this unit is ideal with its sunny south balcony looking onto a park and playground . This immaculate townhouse has been upgraded extensively with brand new premium STC rating 74 vinyl floors , brand new carpet , brand new countertops in kitchen , brand new Moen faucets in all bathrooms , most richly painted walls throughout, new painting on most of baseboard . The fabulous kitchen offers lots of counter space and a sizeable nook for entertaining guests. The living room is highlighted by a bay window and a free standing gas fireplace. Upstairs there are 2 bedrooms both with it's own ensuites. Laundry is also conveniently located upstairs. Boiler has a new professional installed water feeding tank which allows the disconnection of city water supply. This will avoid the yearly inspection (\$150) for back flow. Brand new hot water tank. This units also comes with a single, secured parking spot (#10) under the building. Hundreds of Shops and restaurants on 17AV just steps away and also an easy distance to downtown. Perfect property for your city center lifestyle , won't last , Call your agent today !